

## HOA Board Meeting RECAP

Thank you so much for those of you who joined the March 2022 HOA Board Meeting. Our next Meeting is on Wednesday, April 20th. The following items were addressed during our meeting:

- David Brackett (B5) completed our first internal financial and operational audit. Thanks to David and Diane Prime for working on the Audit Committee. Audit results have been posted to our HOA website
- Marsha Reese is working with our Legal Representative to set a plan to update our HOA documents. Attached to the Newsletter are the options for updating governing documents and the prices. Please review and forward your comments to mereeseks@netscape.com.
- Marsha Reese presented a KCTHOA Parking Survey for Homeowners/Renters. Please complete the survey, attached to the Newsletter, and return to Marsha at A7, or her mailbox. We want to resolve parking issues, and identify parking needs
- Lori Faron completed her research for different transfer fees charged by other management companies. It was agreed that our HOA would charge a base of \$350 for this fee when a unit sells in our community.
- Lori Faron covered different pending legislation for Colorado that may impact HOA's.
- It is necessary for the board to put out bids for our main HOA insurance policy. Due to recent weather and medical claims, and the age of our community. It is apparent that our insurance costs are going to be exponentially more for the 2022/23 year.

### February Expenses:

Bank & Admin Fees	\$ 852.00
Maintenance	\$ 5,804.11
Travelers Insurance:	\$ 3052.18
Reserves & Deferred maint	\$ 1,417.00
KCPOA & Legal Fee:	\$ 2,385.75
Utilities & Trash:	\$ 2,725.72
=====Total:	\$16,236.76
=====Net Profit:	\$ 3,367.56

All financial details are posted to the KCT Website

<http://www.kctownhomes.net/documents.html>

## Townhome Community Board

Brightview has notified the HOA that we will begin receiving a 2.5% fuel charge on our monthly billing. The HOA works hard to secure the best pricing with good vendors. After researching different lawn care options, the Board has decided to renew the 2022 agreement with Brightveiw.

Our Community is 100% compliant with the Water & Backflow Inspection of our water system!! Many thanks to Larry and Adrien for their hard work and persistence in making sure our drinking water is safe.



Lenora Pixley (K3) passed away in January. Lenora and her husband Skip joined our community in 2018. Our thoughts go out to the Pixley family during this difficult time.

## Special Assessment for the Asphalt / Paving

All Special Assessment payments have been collected. The paving project is scheduled for the last week of March and I know we are all looking forward to not having to dodge the pot holes any longer!!

## Community Updates

All damage from the recent windstorm has been fixed. The HOA paid @ \$7,000 to remove downed trees and @ \$500 for stump removal –most of the cleanup work was completed by our maintenance committee – so much thanks for Adrien Deberghes\_ and Matt Long for leading this effort.

Adrien & Matt also did a lot of work on the soffit and downspouts on building A.

As spring approaches, please let a board member know if you have any 'critter' issues, example: voles, woodpecker damage...

Bruce Weiner was approved to replace the downed portion of the fence behind the G building. The entire stretch of fence is very old and not structurally sound. Bruce was asked to get bids for an alternative fence barrier, and a bid to replace the entire fence area.

Recently, we have had costly repairs on the lift station. We need Homeowners/Renters' cooperation, or we may be facing a very expensive replacement of our fragile lift station. No one should be putting diapers, pads, tampons, wipes, et al. down the toilet. Please properly dispose of them in the trash. Even though some products state on the label that they are "flushable," any plumber will tell you that they are not biodegradable in the sewer system, and the sewer system will plug up. And that is exactly what is happening, repeatedly. Let's keep our indoor toilets and lift station working and our repair costs down.